

MINOR VARIANCE APPLICATIONS
Under Section 45 of the *Planning Act*

To be held on Wednesday, January 17, 2018 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00327 & D08-02-17/A-00328
Owner(s): Aaron Tam
Location: 101 & (103) Bell Street North
Ward: 14 - Somerset
Legal Description: Part Lot 172, Reg. Plan 3459
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Applications for Consent (D08-01-17/B-00397 & D08-01-17/B-00398) which, if approved, will have the effect of creating two parcels of land. The proposed parcels of land will not be in conformity with the requirements of the Zoning By-law. It is proposed to demolish the existing detached garage and to construct a two-storey detached dwelling on the southern parcel and the existing three-unit dwelling is to remain on the northern parcel.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00327: 101 Bell St. N., Parts 1 & 2 on Draft 4R-Plan, existing three-unit dwelling

- a) To permit a reduced lot width of 8.7 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 187.6 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

A-00328: 103 Bell St. N., Parts 3 & 4 on Draft 4R-Plan, proposed detached dwelling

- c) To permit a reduced lot area of 243.7 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

THE APPLICATIONS indicate that the Property is the subject of the above-noted Consent Applications under the *Planning Act*.